



14342748 B: 11548 P: 2911 Total Pages: 4
02/03/2025 02:53 PM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OLD REPUBLIC TITLE (COMMERCIAL)
299 S MAIN ST SALT LAKE CITY, UT 841111919

MAIL TAX NOTICE TO GRANTEE:
One Eleven Development, LLC
14034 South 145 East, Ste 204
Draper, UT 84020
File Number: 2155061MT

WARRANTY DEED

Bland Recycling, L.L.C., a Utah limited liability company also known as

GRANTOR

Bland Recycling, L.L.C.

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

One Eleven Development, LLC, a Utah limited liability company,

GRANTEE

the following tract of land in Salt Lake County, State of UT, to-wit

See Exhibit A

TAX ID NUMBER FOR PROPERTY: 20-27-200-014 and 20-27-100-006

TOGETHER WITH all water rights appurtenant to property, including specifically Water Right No. 59-5563 as registered with the Utah Division of Water Rights.

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2025 and thereafter.

Effective as of this 1-31-2025.

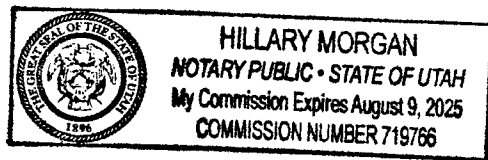
Bland Recycling, L.L.C., a Utah limited liability company
aka Bland Recycling, L.L.C.


By: Byron Boe Bland
Its: Manager

STATE OF: UTAH

COUNTY OF: Salt Lake

On this 31 day of January 2025, personally before me appeared Byron Boe Bland who proven on the basis of satisfactory evidence is the Manager of Bland Recycling, L.L.C., a Utah limited liability company, aka Bland Recycling, L.L.C., and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



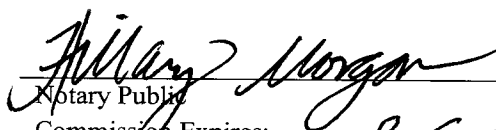

Notary Public
Commission Expires: 8-9-2025

EXHIBIT A

A part of the NE1/4 and the NW1/4 of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian; located in West Jordan City, Utah, being more particularly described as follows:

Beginning at a point located along the Section line S89°59'58"E 135.13 feet from the North 1/4 Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian; running thence along said Section line S89°59'58"E 1,123.90 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 2,775.37 feet (radius bears: N75°33'27"W) a distance of 255.75 feet through a central angle of 05°16'47" Chord: S17°04'56"W 255.66 feet; thence S19°43'20"W 750.00 feet; thence S70°16'40"E 27.50 feet to a point on the westerly line of the Kennecott Railroad right-of-way; thence along said right-of-way S19°43'20"W 1,191.60 feet; thence S33°12'41"W 502.46 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 550.00 feet (radius bears: N34°49'38"E) a distance of 114.02 feet through a central angle of 11°52'39" Chord: N49°14'03"W 113.81 feet; thence N43°17'43"W 59.54 feet; thence along the arc of a curve to the left with a radius of 450.00 feet a distance of 303.50 feet through a central angle of 38°38'35" Chord: N62°37'01"W 297.78 feet; thence N81°56'18"W 50.12 feet; thence along the arc of a curve to the left with a radius of 13.50 feet a distance of 11.25 feet through a central angle of 47°44'07" Chord: S74°11'38"W 10.92 feet; thence S08°03'42"W 6.73 feet; thence N81°56'45"W 10.00 feet to a point on the easterly right-of-way line of State Highway 111; thence along said right-of-way N08°03'15"E 2270.76 feet to the point of beginning.

The following is for informational purposes only:

Tax ID No. 20-27-200-014

Tax ID No. 20-27-100-006

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Bland Recycling, L.L.C

Grantee: One Eleven Development, LLC, a Utah limited liability company

Tax ID Number(s): 20-27-200-014 and 20-27-100-006

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only

1 ☒ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.

2 ☐ Only a portion of Grantor's water rights are being conveyed.

(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)

3 ☐ No water rights are being conveyed.

4 ☐ Water rights are being conveyed by separate deed.

Proceed to Section

A

B

C

C

Section

Important Notes

(see other side)

A	The water right(s) being conveyed include Water Right No(s). <u>59-5563</u> along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. <i>(Proceed to Section C)</i>	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s). _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ Along with all applications pertaining to the water right(s) listed in this Section B. <i>(Proceed to Section C)</i>	N1 N4 N5 N5 N2
C	Disclosures by Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____ <input type="checkbox"/> Culinary water service is provided by: _____ <input type="checkbox"/> Outdoor water service is provided by: _____ <input type="checkbox"/> There is no water service available to Grantor's Parcel(s). <input checked="" type="checkbox"/> Other water related disclosures: <u>None</u>	N6 N7 N8 N9 N10

Attach and sign additional copies of this form if more space is needed.

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: _____

Grantee's Acknowledgment of Receipt: _____

Grantee's Mailing Address: 14034 South 145 East, Ste 204, Draper, Utah 84020

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS